



Town of Arlington, Massachusetts
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01/28/2010 Minutes

January 28, 2010
Whittemore Robbins House

Final Minutes

Commissioners

Present: B. Cohen, A. Frisch, M. Kramer, D. Levy,
S. Makowka, T. Smurzynski, J. Worden

Commissioners

Not Present: M. Logan, M. Penzenik, M. Potter

Guests: L. Harding, G. Harding, D. Rines, G. Cuggino,
J. Burke

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners to Avon Place Historic District – B. Cohen, A. Frisch, M. Kramer (On 15 Avon Place Only), D. Levy, S. Makowka, T. Smurzynski, ; Mt. Gilboa/Crescent Hill District – All above as well as M. Kramer

- Approval of minutes from December 17, 2009 – Tabled until February

- **Communications**

- Pleasant St. Belmont Cell Tower — 100 foot cell tower at Rt 2 & Pleasants St proposed by Verizon. AHC deferring to AHDC due to proximity to Pleasant St HD. S. Makowka attended meeting in Belmont with C. Rowe of BOS. Selectmen have issued letter opposing placement of unattractive tower at gateway of Town and Historic District. Verizon plans to come before us to present proposal. They also plan to do a balloon test with red balloon at 100 feet to show visual impact.
- Call from Verizon re: Rt 2 Cell Tower: They are changing plans – coming in at later date.
- Info re: Proposed 6 Jason Street Cell Tower. S. Makowka proposes to respond to request for comments by sending letter reminding them the project is in a District and they need to present information to the entire Commission and get COA from us.
- S. Makowka received verbal resignation from M. Hope Berkowitz.
- Town Meeting last year changed Board of Survey to come under Redevelopment Board instead of Board of Selectmen. Part of bylaw requires that if a property is in a Historic District there would need to be joint meetings with AHDC. The new board of survey guidelines are being discussed, and S. Makowka wants to reiterate that joint hearings does not mean that approval from ARB implies approval from AHDC. S. Makowka to send response
- J. Worden reported that L. Ivers' has asked for variance on frontage regulations for AHDC approved house off Elder Terrace. The ZBA hearing has been continued.

- S. Makowka discussed draft consultant's report on possible disposition of Town owned former school buildings including the Parmenter on Irving St. S. Makowka suggested submitting comments to Carol Kowalski, Dir. Of Planning. Clarifying the Pleasant St HDC's role and emphasizing the Commission's preference for avoiding demolition of contributing structures. J. Worden reiterated that what goes on inside is not under our jurisdiction and that adaptive reuse is something we've promoted in other situations. T. Smurzynski and S. Makowka will work together to prepare an AHDC response.

5. New Business Hearings

8:20pm

- **Continuation of Formal Hearing re: 14 Avon Place (Harding) for renovations.** Applicant provided additional information including many pictures documenting deteriorated conditions of existing windows and quote from contractor describing poor condition of windows and high cost to restore. The applicant asserted that a lot of top sashes had been nailed to frames causing additional damage. The applicant also stated that none of the windows had the original ropes or pocket weights, but admitted on questioning that they had no idea when these were removed and that it might have been part of the internal demolition that was done in the summer. The house is down to the studs so they don't know where the weights went. Lack of window weights is a situation created by demolition crew. There are a total of 32 windows but we are only dealing with the 13-14 windows that are visible. The applicant stated that they were modifying the window requested at last month's hearing from a new construction unit to a pocket insert unit due to the complication that installing a new construction window would involve damaging existing the existing siding which has been wrapped around and nailed to the window frame, especially at the sill. This condition was only noted when doing work on rear, non-visible windows. The proposed window is all wood with a small outer piece of aluminum that will not be visible. Applicant stated that all glass surfaces remain exactly same, however, the S. Makowka noted that by using a pocket style window, you have wood frame that sits inside the current opening so window size is going to change by some amount. Applicant asserted that glass surfaces will be exactly the same and that replacing just the sash will cost '3 times as much'. D. Levy asked for front elevation photograph. Commissioners asked about intended window colors while noting they were beyond our jurisdiction. Applicant stated that the color on rear windows is black, and that they are willing to call to see if they can be painted black at the factory for the front instead of white if that was the Commission's preference. D. Levy is personally ok using window given condition of windows and of the house, at same time putting this window in is really going to change strategy in future if you decide to actually restore the house. He personally thinks white makes more sense maybe black sashes only. S. Makowka asked for specifications of proposed windows. Applicant stated they are Precision Fit, Architectural window from Pella. 2 over 2 windows. B. Cohen said it is not the aluminum siding, but the way they wrapped the aluminum casing around the windows makes this a unique situation. D. Levy moved approval of the proposed work as shown in the application and the materials presented at the hearing dated 1/28/2010 supporting application for replacement of existing substantially deteriorated windows located on the visible facades of the structure with Pella Precision Fit wood exterior windows (model 185TS0045) with muntin pattern to match existing conditions with approval predicated on the finding that there exist conditions unique to this property resulting from the existing exterior aluminum window trim conditions. Motion seconded by B. Cohen. S. Makowka asked that the Commission also note that installation of these "insert" windows will allow evaluation of the potential appropriateness of this application and approval does not constitute a precedent for future approvals. D. Levy agreed to amend his motion as suggested. With no more discussion requested, the motion was approved 4-1-1 as follows: in favor - D. Levy, T. Smurzynski, J. Worden, B. Cohen, Abstain - A. Frisch, Opposed - S. Makowka. Monitor appointed B. Cohen.
- **Formal Hearing re: 109 Westminster Ave. for renovations** – Applicant is requesting to modify previously approved plans to renovate house. House currently has existing vinyl windows. Applicant would like to use pocket replacement style window including replacing the existing casing and installing band molding (no band molding now). The applicant described that the fabric of wall cladding is wood and that the interior casing is original to house. The existing vinyl pocket insert windows are to be replaced with Pella version, pocket style, wood sash windows (2 over 2 muntins, simulated divided light). S. Makowka asked about trim options minimize exposure of the aluminum. Casing should be proud 1/8 of an inch. Lots of discussion about the window being proposed and the profile it makes as a "pocket insert". The applicant also requested a change to the previously approved porch which was designed as a wrap around. Current plans are to build porch at front entryway with original detailing but not continue "wrap around" to left of front porch. Commissioners agreed that the altered porch design was still appropriate for the style of house. S. Makowka suggested issuing new COA that references original application and approval with amendment that porch be reduced in size as shown in drawing. Details include use of 7x7 columns with detailing on upper portion, corner brackets to left and to right of columns, and railings height to be same as existing deck (36"). Applicant stressed that intent is to mirror deck, same materials, western red cedar. S. Makowka made the following motion: as described in

current application and accompanying documentation, alteration of previously approved porch plans (prior plans and Commission approval included by reference). Work shall include alteration to front porch footprint to eliminate wrap around portion of porch to left of front entrance, leaving smaller porch around front door, maintaining previously approved porch design elements. In addition, as shown in current application, approve replacement of existing vinyl windows with Pella Architect series, wood exterior window with permanently applied muntin pattern to match existing muntin configuration, subject to the condition that the windows be installed such that they not sit proud of the exterior casing. The commission specifically notes the follow specific condition contributing to the approval of these replacement windows: replacement of existing vinyl replacement windows, not original windows.

Seconded by A. Frisch, all in voted in favor. M. Kramer continues as monitor.

- **Formal Hearing re: 15(a) Avon Place for renovations.** J. Burke, applicant, presented application and provided additional pictures. All windows are original except for those in the attic. Applicant is looking to restore 1st and 2nd floor windows, applicant provided restoration estimate from Window Woman of New England at an estimated cost of approximately \$385 per window. S. Makowka suggested that we can issue a CONA for restoration of windows on 1st and 2nd floors. Proposed windows on 3rd floor are replacement windows (due to out of square window openings and inability to add storm windows because of exterior detail) which require a COA. The Commissioners discussed condition of these windows, installation requirements and suggested that the proposed windows be approved with stipulation that monitor approve final windows and installation details before installation. The applicant also discussed a number of repair and maintenance activities they were interested in completing related to existing aluminum gutters (pitched wrong and causing damage) requiring new aluminum gutters with repair of damaged soffits, etc. S. Makowka asked the applicant to submit an application for a CONA to cover this work. B. Cohen moved approval of 3rd floor window replacement with wooden sash replacements, final specifications and details to be approved by the monitor prior to installation.

Seconded by J. Worden, voted unanimously. Monitor appointed A. Frisch.

6. Other Business

7. Old Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors -
- d. Status of projects by monitors

• REVIEW OF PROJECTS

- 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
- 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
- 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
- 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
- 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
- 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
- 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
- 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
- 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
- Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
- 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
- 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
- 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
- 157 Lowell Street (Dolan – 06-10M) Makowka
- 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
- 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
- 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
- 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
- 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)

- 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
- 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
- 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
- 50 Pleasant St. (Town of Arlington – 06-44P) - Makowka - CONA (Front Door)
- 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
- 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
- 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
- 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
- 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
- 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffitts, Fascia, Gutters)
- 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
- 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
- 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
- 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
- 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
- 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
- 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
- 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
- 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
- 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
- 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
- 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
- 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
- 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
- 109 Westminster Ave. (Rines – 07-39M) – Dubell – COA (Steps, Walls)
- 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
- 17 Russell Terrace (Born – 07-42R) – Makowka – CONA (Gutters, Downspouts, Fascia)
- 20 Maple St. (Town of Arl. – 07-46P) – Makowka – CONA (Clapboard Siding)
- 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Roof, Chimney, Windows)
- 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Driveway w/o Change of Grade)
- 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
- Academy St. (Town of Arl. – 07-45P) – Makowka – CONA (Gutters, Soffits, Fascia)
- 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Windows, Trim and Chimney – matching materials)
- 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
- 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
- 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
- 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
- 175 Pleasant St. (Lucchese- 07-57P) – Makowka – CONA (Roof)
- 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
- 754 Mass. Ave. (Vorlicek – 07-59J) – Makowka – 10 Day COA (Windows)
- 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
- 106 Westminster Ave. (Bergeron – 08-03M) – Makowka – CONA (Windows)
- 109 Westminster Ave. (Rines -08-04M) – Kramer – COA (Door, Porch, Deck)
- 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
- 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
- 160 Westminster Ave. (Jackson – 08-11M) – Hindmarsh - COA (Rear Addition on House)
- 147 Lowell Street (Nyberg – 08-12M) – Makowka - COA (New House)
- 15 Russell Street (Wang – 08-13R) – Makowka - COA (Vinyl Window Removal w/Wood Replacement)

- 105 Pleasant Street (Ferraguto – 08-16P) – Makowka - CONA (Deck Railings)
- 147 Lowell Street (Nyberg – 08-18M) – Makowka - COA (Garage Demolition)
- 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping)
- 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
- 9 Westminster Ave. (Covenant Church – 08-21M) – Makowka - CONA (Roof)
- 38 Russell (Kramer – 08-22R) – Makowka – CONA (Fence)
- 20 Russell Street (Briggs & Martin – 08-25R) – Makowka – CONA (Roof)
- 15 Wellington Street (Cohen – 08-26P) – Makowka – CONA (Window Repair)
- 75 Pleasant Street (Congregational Church – 08-30P) – Makowka – COA (Stairway, Deck, Door)
- 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
- 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
- 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
- 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
- 14-16 Prescott St. (Bouboulis – 08-36P) – Frisch – COA (siding removal, clapboard repair)
- 393-395 Mass. Ave. (Barkan – 08-37B) – Makowka – CONA (clapboard, windows)
- 19-21 Avon Place (Logan – 08-38A) – Makowka – COA (windows, door)
- 3 Westmoreland Ave. (Canty/Eng – 08-39M) – Logan – COA (ac vent, screening)
- 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
- 54 Academy St. (Davis – 08-41P) – Penzenik – COA (porch, roof, windows)
- 118 Pleasant St. (Barksdale – 08-42P) – Makowka – CONA (masonry staircase)
- 75 Pleasant St. (Congreg. Church – 08-43P) – Makowka - CONA (doors, metal roof)
- 21-23 Central St. (Mitchell/Dyer – 08-44C) – Frisch - COA (rear addition, stair, landing, roof)
- 393-395 Mass. Ave. (Barkan – 08-45B) – Frisch - 10 Day COA (Shutters)
- 81 Westminster Ave. (Lemire – 08-46M) – Penzenik – COA (Porch & Railings)
- 147 Lowell Street (Nyberg – 08-47M) – Smurzynski – COA (Siding Removal & Repair)
- 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
- 754 Mass. Ave. (Vorlicek – 09-01J) – Worden – COA (Signs)
- 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
- 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
- 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
- 28 Academy Street (Rehrig – 09-05P) – Makowka – COA (Chimney, Porch, AC Units, Door)
- 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
- 187 Lowell Street (JK Construction – 09-07) – Cohen/Makowka – COA (New House, Old House)
- 38 Russell Street (Kramer – 09-08R) – Makowka – CONA (Siding)
- 18 Wellington Street (Morrison – 09-09P) – Makowka – CONA (Porch Repair)
- 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
- 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
- 160 Westminster Ave. (Jackson – 09-12M) – Hindmarsh – COA (Addition Revision)
- 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
- 195 Pleasant Street (Avrahami/Hamel – 09-14P) – Makowka – 10 Day COA (Stairs)
- 733 Mass. Ave. (Highrock Church – 09-15J) – Makowka – CONA (Temporary Sign)
- 7 Westmoreland Ave. (Levy – 09-16M) – Makowka – COA (Wall, Driveway, Fence)
- 3 Westmoreland Ave. (Canty/Eng – 09-17M) – Makowka – CONA (Driveway)
- 40 Russell Street (Allen – 09-18R) – Makowka – CONA (Cellar Window)
- 40 Russell Street (Allen – 09-19R) – Makowka – CONA (Front Stairs)
- 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
- 187 Lowell (JK Construction – 09-21M) – Cohen/Makowka - COA (New House)
- 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
- 24 Russell Street (Florentini – 09-23R) – Makowka – CONA (Roof)

- 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
- 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
- 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
- 22 Montague Street (Sparks – 09-27M) – Makowka – 10 Day COA (Porch Repairs)
- 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
- 3 Westmoreland Ave. (Eng/Canty – 09-30M) – Makowka – CONA (fence)
- 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
- 79 Crescent Hill Ave. (Diaz – 09-32M) – Makowka – CONA (Rear Window)
- 135 Pleasant Street (Doona & Irvington Trustees – 09-34P) – Makowka – 10 Day COA (Door)
- 54 Westminster Ave. (Selig – 09-35M) – Makowka – 10 Day COA (Roof Overhang)
- 157 Lowell Street (Stevens – 09-36M) – Makowka – CONA (Windows)
- 48 Irving Street (Taketomo – 09-37J) – Makowka – CONA (Gutters-Dormer-Fascia-Slate-Siding)
- 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
- 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
- 82 Westminster Ave. (Ivers – 09-40M) – Makowka & Cohen – COA (New House Construction)
- 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
- 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
- 50 Academy Street (Barrett – 09-43C) – Makowka – CONA (Chimney, Shutters, Gutters, Facia)
- 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
- 14 Avon Place (Harding – 09-45A) – Makowka – CONA (Back Door, Stairs, Bulkhead)
- 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
- 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
- 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)

Meeting Adjourns 10:33pm

Carol Greeley
Executive Secretary
cc: HDC Commissioners
Arlington Historical Commission, JoAnn Robinson and Richard Duffy, Co-Chairs
Building Inspector, Mr. Michael Byrne
Building Dept., Richard Vallarelli
Planning Dept. and Redevelopment Board, Mr. Kevin O'Brien
Massachusetts Historical Commission
Town Clerk
Robbins Library
MIS Department